



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

V20-02 3XB LLC: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Article 2.6 Employment Districts, Section 2.604 Site Development Regulations to reduce the side building setback adjacent to a residential zoning district from 75 feet to 48 feet 8 inches and to reduce the side perimeter landscape area adjacent to a residential zoning district from 25 feet to 8 feet 9 inches within a fully screened outdoor service area. The subject property is located at 1312 N. Marvin Court and zoned Light Industrial with a Planned Area Development (PAD) Overlay.

V20-03 THE MURPHY ON THE TRACKS: Request for a deviation from the strict application of the Land Development Code requirement set forth in Chapter 1 Zoning Regulations, Division 2 Land Use Regulations, Article 2.3 Commercial Districts, Section 2.304 Set Development Regulations to allow a 3' screen wall in the front Street Frontage Landscape Area and Chapter 1 Zoning Regulations, Division 4 General Regulations, Article 4.2 Off-Street Parking and Loading Regulations, Section 4.2012 Screening, Landscaping and Lighting to increase the number of consecutive parking stalls without a landscape planter to twelve (12). The subject real property is located at 904 West Guadalupe Road and is zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

**Zoning Hearing Officer: Wednesday, December 9, 2020 at 5:00 p.m.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

Chaveli Herrera, Town Clerk